

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2007-0271 – Deerwood  
Manufactured Home Park

**Z.P.C. DATE:** February 19, 2008

**ADDRESS:** 12400 Pearce Lane

**OWNERS:** LB Deerwood Property, L.P.  
(Paseo Capital – Eric Amend)

**AGENT:** Jacobs Carter Burgess  
(Sandy Harwood)

**ZONING FROM:** I-RR

**TO:** MH

**AREA:** 68.897 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant manufactured home – conditional overlay (MH-CO) combining district zoning. The Conditional Overlay limits the number of daily trips to 2,000.

If the requested zoning is granted for this site, then 57 feet of right-of-way from the existing centerlines should be dedicated for Pearce Lane and Ross Road according to the Transportation Plan.

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

February 19, 2008: *APPROVED MH-CO DISTRICT ZONING WITH CONDITIONS, AS STAFF RECOMMENDED; BY CONSENT.*

*[C. HAMMOND, J. SHIEH] (5-0) K. JACKSON – ARRIVED LATE; J. MARTINEZ, T. RABAGO - ABSENT*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject platted lot is situated at the corner of Ross Road and Pearce Lane and is developed with several phases of the Deerwood Manufactured Home Community. The lot was annexed into the City limits on December 31, 2006 and zoned interim – rural residential (I-RR) district. Portions of two other phases of Deerwood have MH zoning by a 1997 case. The Del Valle ISD Elementary and Middle Schools are adjacent to the north (I-RR), there is undeveloped land to the east (LR-CO; I-SF-2), single family residences within the Los Cielos subdivision and single family residences on large lots to the south (I-SF-4A; SF-4A; County), and unplatted sections of Lexington Parke to the west and north. The SH130 right-of-way is located approximately 800 feet to the west. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to zone the property to the manufactured home (MH) district consistent with the existing use. MH zoning is the appropriate zoning district for the

remaining phases of the established Deerwood Manufactured Home Park community and would be consistent with Phases 2, 4 and 5 that have frontage on Pearce Lane.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Deerwood Manufactured Home Park
<i>North</i>	I-RR	Del Valle ISD Elementary and Middle Schools
<i>South</i>	County; SF-4A; I-SF-4A	Single family residences on large lots (County); single family residences on small lots in the Los Cielos subdivision
<i>East</i>	LR-CO; I-SF-2	Undeveloped; Single family residences within the Berdoll Farms subdivision
<i>West</i>	MH; SF-4A	Portions of two phases within the Deerwood Manufactured Home Community; Undeveloped / unplatted sections of Lexington Parke subdivision

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Dry Creek East

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

627 – Onion Creek Homeowners Association

640 – Deerwood Premier Manufactured Home Community

750 – Del Valle Neighborhood Association 774 – Del Valle Independent School District

786 – Home Builders Association of Greater Austin

1005 – Elroy Preservation Association

1037 – Homeless Neighborhood Association

**SCHOOLS:**

The property is within the Del Valle Independent School District.

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-05-0141 – Park at Del Valle	I-RR to GR	To Grant LR-CO with the recommendations outlined in the Staff memo	Approved LR-CO with Fiscal Posting and a Street Deed for Ross Road and Pearce Lane, as Commission recommended (12-1-05).
C14-03-0135.SH	DR; I-SF-4A to	To Grant SF-4A with	Approved SF-4A with

(Lexington Parke – SMART Housing)	SF-4A	conditions of the Traffic Impact Analysis.	a Restrictive Covenant for the TIA as recommended by ZAP (12-11-03).
C14-97-0005 – Deerwood - A Planned Residential Community	DR to MH	To Grant MH, with conditions	Approved MH with a Restrictive Covenant that a landscaping buffer be maintained in the 25' setback on Pearce Lane that includes 20 2-inch caliper trees, and vehicle and pedestrian access (4-24-97).

**RELATED CASES:**

The property was annexed into the City limits as a full-purpose jurisdiction on December 31, 2006 (C7A-06-001). The zoning area is a portion of Lot 1, Block A, Deerwood subdivision (89.83 acres), recorded in December 1997 (C8-97-0156.0A). The Site Plan for Deerwood Manufactured Home Community was approved administratively in December 1997 (SP-97-0267C). Please refer to Exhibit B.

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Pearce Lane	90 feet	40 feet	Arterial – Minor 2 (AMATP)	5,611 (COA, 02/01/05)
Ross Road	100 feet	30 feet	Arterial – Minor 2 (AMATP)	4,413 (COA, 02/01/05)

- There are existing sidewalks along Pearce Lane and Ross Road.
- Pearce Lane and Ross Road are not classified in the Bicycle Plan.
- Capital Metro bus service is not available within 1/4 mile of this property.

**CITY COUNCIL DATE:** March 6, 2008**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@ci.austin.tx.us

**PHONE:** 974-7719









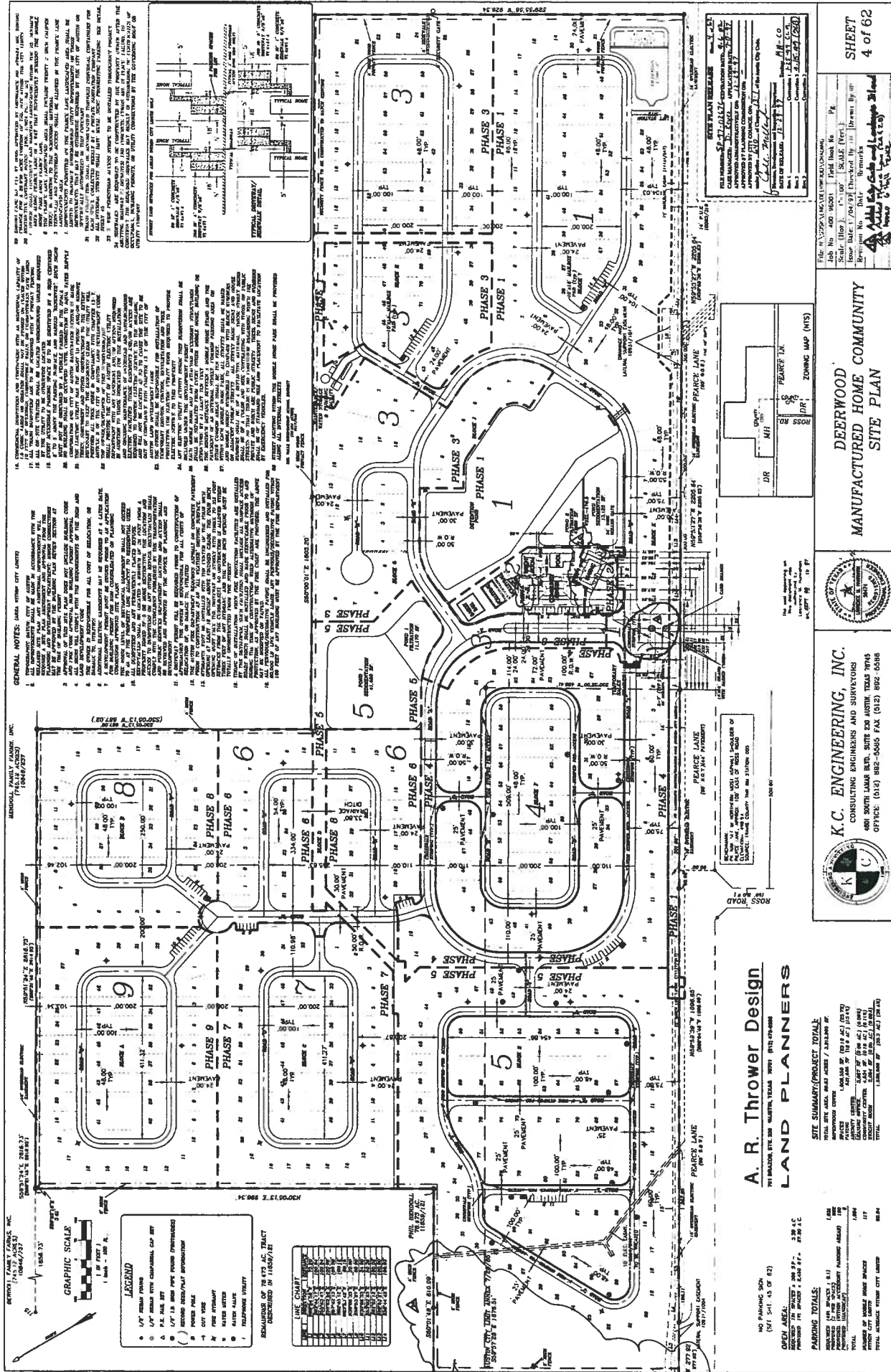


EXHIBIT B  
APPROVED  
SITE PLAN

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant manufactured home – conditional overlay (MH-CO) combining district zoning. The Conditional Overlay limits the number of daily trips to 2,000.

If the requested zoning is granted for this site, then 57 feet of right-of-way from the existing centerlines should be dedicated for Pearce Lane and Ross Road according to the Transportation Plan.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

Mobile Home Residence (MH) district is intended to provide locations for development of mobile home residence parks and mobile home subdivisions, with standards that ensure a residential environment and compatibility with adjoining family residence neighborhoods.

- 2. Zoning changes should promote compatibility with adjacent and nearby uses.*

MH zoning is the appropriate zoning district for the remaining phases of the established Deerwood Manufactured Home Park community and would be consistent with Phases 2, 4 and 5 that have frontage on Pearce Lane.

**EXISTING CONDITIONS****Site Characteristics**

The site is developed with a manufactured home park community, is relatively flat and there appear to be no critical environmental features.

**Impervious Cover**

The impervious cover shown on the approved site plan is 39.4%.

**Environmental**

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Dry Creek East Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

### **Transportation**

The Austin Metropolitan Area Transportation Plan calls for a total of 114 feet of right-of-way for Pearce Lane and Ross Road. If the requested zoning is granted for this site, then 57 feet of right-of-way from the existing centerlines should be dedicated for Pearce Lane and Ross Road according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

### **Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the



utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

**Site Plan and Compatibility Standards**

The zoning area is covered by an administratively approved Site Plan.